

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
September 12, 2011

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 6:30 PM

ROLL CALL:

Present: Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson
Absent: Emerick R. Bakaysa

MINUTES – APPROVAL: Signed 8-15-11, Motion, Mr. Lockwood, Second, Mr. Saiia, Motion passed.
Signed Executive 8-15-11, Motion, Mr. Lockwood, Second, Mr. Saiia, Motion passed.

NOTICES AND COMMUNICATIONS: The following were noted:

- Zoning Board of Appeals Special Permit for Dee Bus Service Inc., to park eleven school buses at 39 Massachusetts Avenue.
- Paving of Lancaster Avenue to commence September 13th.
- Land use law update from law offices of Daniel C. Hill regarding appeals court expanding options for grandfathered houses.
- Board of Selectmen September 8th meeting held for an Intermunicipal Agreement for Operation of a Regional 911 Emergency Communications District. No decision made as of this date.
- Grant being sought by MRPC. This would benefit Lunenburg as the grant could be used toward Master Planning and to update Lunenburg's Community Affordable Housing Strategy.
- Verizon inquiring as to signage for possible siting at Lunenburg Crossing.

ANR APPOINTMENTS:

- Joe Russo, 493 West Street- Withdrawn without prejudice
- Joe Russo, 357 Electric Avenue- Withdrawn without prejudice

The following ANRs were presented to the Planning Board and will be distributed for review.

- Rocco Lastella & Ron LaPointe, 146 Elmwood Road- ANR originally presented at August 15th Board meeting. After being accepted for review, Applicant requested withdrawal without prejudice in order to revise one of the lot lines. Revised ANR submitted this date.
- June & Frank Riddle, 291 West Street
- Anders Rhodin, 168 Goodrich Street

COMMITTEE REPORTS:

MJTC- No report

MRPC- No report

DPW Building Committee- Construction moving forward. Minor conservation issue noted per Agent Matt Marro, which will be remedied via Conservation Commission procedure of a public hearing.

Capital Planning Committee- Noted meeting of September 7th. Form B's, inventory sheets, and five year plan forms distributed to Department Heads for completion. Mr. Saiia inquired if inventory form assists the Committee in identifying equipment that needs replacement; e.g., vehicle turnover.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

1263 Reservoir Road, P J Keating- As Built Plan received in office. Mr. Lockwood inquired as to as built process.

Open Space- Noted Ad Hoc Committee met September 9th. Open Space and Recreation Plan notes lack of public access for recreation to Lunenburg's lakes and ponds. There is a portion of Town owned land off of Parmenter Road adjacent to Lake Shirley. Committee to discuss if it wants to pursue public access through the technical expertise and funding from Department of Fish and Game. Some Board members noted concern regarding boats coming from other lakes/ponds with Milfoil Weeds attached to bottom. Committee requested Ms. Benson check current status of Woodruff property. Committee would like a copy of MRPC's recreation trail mapping. Committee member Ms. Jordan to discuss with Assessor's office the possibility of Assessor maps being put on web.

Eagle House Parking Lot- Ms. Benson noted no senior center project grants were awarded by the State. Mr. Saiia noted it might be advantageous for a news article noting same.

Summer Street- MRPC has an appointment at the September 19th Master Planning Workshop to present a Summer Street draft bylaw for discussion.

Green Community Task Force- Borrego Solar's contract for the Town landfill reviewed by Town Counsel. Two other possible applicants are EOSOLAMERICAS for Chase Road and EPG Solar on Electric Avenue.

School Reconfiguration- The School Committee is expanding its membership of an Advisory Committee to the School Committee and is requesting inclusion of a Planning Board member. Advisory Committee will identify long-term educational opportunities and challenges around the reconfiguration. Chair Bakaysa had relayed to Vice Chair Bilotta-Simeone that he wished to appoint Mr. Lockwood to the Advisory Committee. Mr. Lockwood has children in the Lunenburg schools and presently is not a Planning Board representative to any other reporting committee. Discussion ensued. Mr. Saiia noted he would like to sit on the Committee with Mr. Lockwood, but it was noted that the School Committee requested one individual from the Planning Board. If Mr. Lockwood was unable to attend, Chair Bakaysa would fill in. Mr. Bodkin Jr. suggested that Mr. Saiia be the alternate when Mr. Lockwood is unavailable. Motion made, Mr. Bodkin Jr., that Mr. Lockwood serve on the Advisory Committee with Mr. Saiia as an alternate, Second, Ms. Bilotta-Simeone, Motion passed.

DEVELOPMENT STATUS REPORTS:

DPW Facility, Chase Road- Planning Board signed Development Plan Review Approval. Applicant (Lunenburg) to file Approval with Registry of Deeds.

Asian Imperial, 332 Massachusetts Avenue- Site Development Plan received. MA DOT has granted ingress and egress on Electric Avenue.

Emerald Place at Lake Whalom, 10 Lakefront- Update notes foundations being constructed for five villas. The last multi should be completed by end February 2012. Determination of designated over-55 units not yet determined. Per Town Counsel recommendation, minor verbiage changes needs to be made to the condominium documents. Planning Board signed Addendum Approval for commercial office/management building at 1 Carousel Lane. Applicant to register with Registry of Deeds.

Tri Town Landing, 37 Youngs Road- Update notes developer's opinion is that competition will be high for subsidy assistance applications. Developer does not expect to be on October 2011 list and will apply again for the spring round for construction of Building 3. Ms. Benson presented to Board of Selectmen on current inventory status.

Highfield Village, Mass Ave/Northfield Road- Ms. Benson reiterated that the Sewer Commission remains in support of the current conceptual plan as it provides improvements to the residents on Maple Parkway and a portion of White Street and allows for future expansion of the Town's sewer system. The Sewer Commission does not believe a workshop with the Planning Board is necessary. Project timeline from initial application to present was provided to the Board. Letter dated this date was received from the Developer's Designing Engineer stating that they are working on a resubmission to the Planning Board. The Sewer Commission also requires a set of plans involving the design of the sewer for the connection to the municipal sewer system. The Developer has submitted the Environmental Notification Form (ENF) to the Executive Office of Environmental Affairs (EOEA) and is awaiting its comments prior to final plan revisions to the Planning Board. Upon approval from the Sewer Commission, plans will be submitted to the Planning Board. Discussion ensued as to timeframe before plans would be submitted to the Sewer Commission. Ms. Benson will request a more definite timeline from the Applicant. It was also noted that Applicant enjoys the zoning that was in place at the time of the initial submission in 2004.

Stone Farm Estates, Massachusetts Avenue- Developer has requested amendments to the Master Deed and Declaration of Trust. The documents have been sent to Town Counsel for review. Board also requesting clarification as to whether or not Developer is requesting an increase in the number of units beyond the 58 originally approved.

Note: Board has requested supporting documentation pertaining to agenda items be sent to them the Thursday prior to a Planning Board meeting.

UNFINISHED BUSINESS/OLD BUSINESS:

925 Massachusetts Avenue- Board of Selectmen working in conjunction with Fire Department to have product drained from tanks.

MEETING SCHEDULE:

September 19, Master Planning/Bylaw Workshop, Ritter Building

September 26, Planning Board Meeting, Ritter Building

October 10, Holiday – meeting date needs to be changed

October 17, Master Planning Workshop

October 24, Planning Board Meeting

MEMBER ISSUES: Mr. Bodkin Jr. noted that MRPC conducted a survey of the bylaws of the towns/cities in its service area and Lunenburg was noted as not having a scenic road bylaw. Ms. Benson noted that the scenic road bylaw is a State law.

ADJOURNMENT: Motion to adjourn, Mr. Saiia, Second, Mr. Bodkin Jr., roll call vote, Mr. Saiia, aye, Mr. Lockwood, aye, Ms. Bilotta, aye, Motion passed. Adjourned 8:45 PM.